

AVE 21 MADERA PISTACHIOS

Madera County, California

39.71± Acres

\$556,000
(\$14,000/Acre)



- Producing Pistachios
- Kerman/Peters Varieties
- Very accessible



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

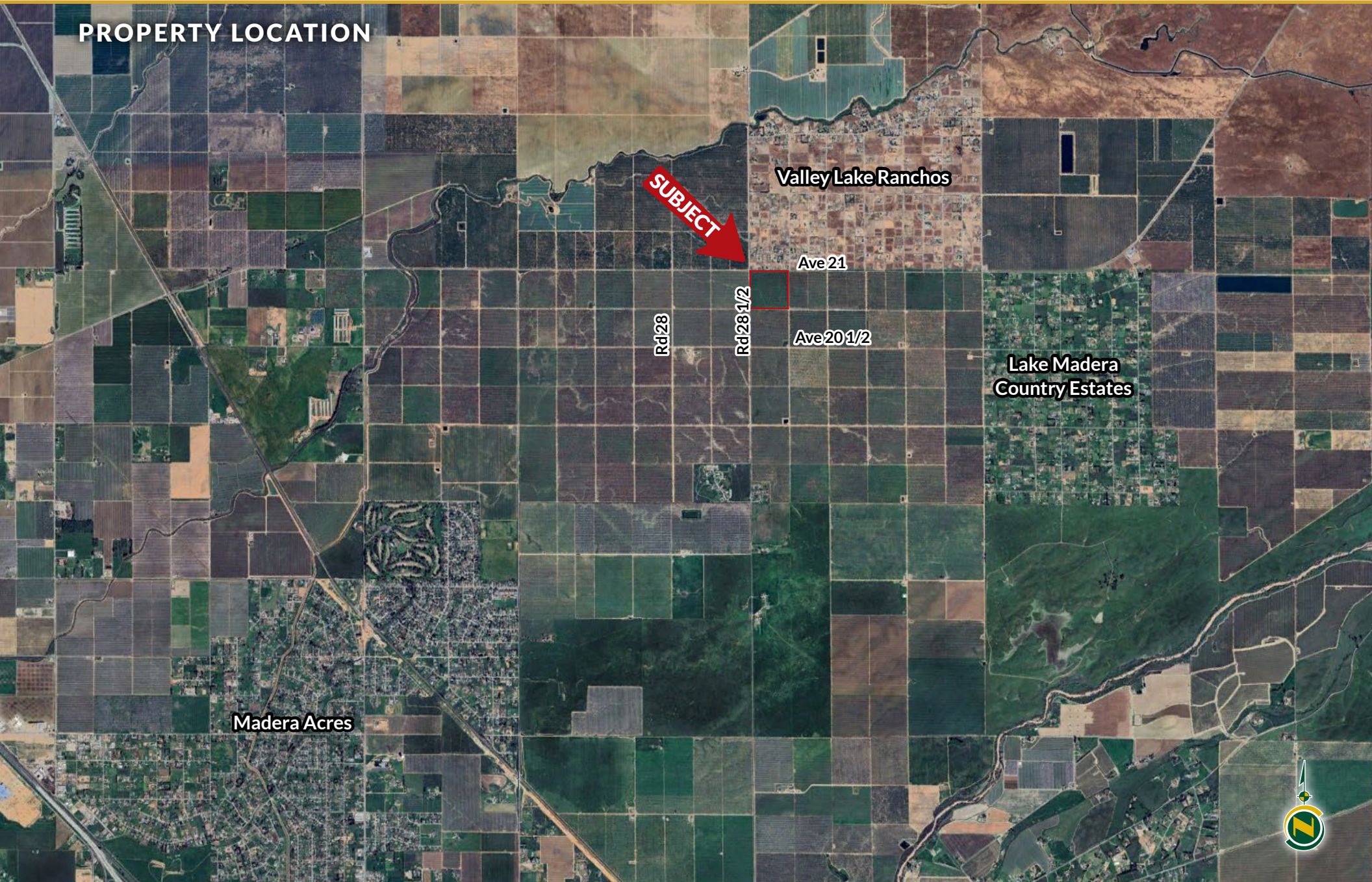


AVE 21 MADERA PISTACHIOS

39.71± Acres
Madera County, CA



PROPERTY LOCATION



AVE 21 MADERA PISTACHIOS

39.71± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

This subject property is located at the southeast corner of Ave 21 and Road 28 ½ in NE Madera and is planted to Kerman/Peter varieties on Atlantica rootstock. It has over 1300' of county road frontage on the north and west side of the property and future road development via eminent domain, which is outlined on the parcel map.

It is adjacent to the Valley Lake Ranchos development and extremely accessible while offering close proximity to town and amenities.

LOCATION

This subject property is the SE corner lot of Ave 21 and Road 28 ½ in NE Madera and is planted to Kerman/Peter varieties on Atlantica rootstock. It has over 1300' of county road frontage on the north and west side of the property and future road development via eminent domain, which is outlined on the parcel map. It is adjacent to the Valley Lake Ranchos development and extremely accessible while offering close proximity to town and amenities.

LEGAL

Madera County APN: 031-102-006

Located in a portion of Section 20, Township 10S, Range 18E, M.D.B&M.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

The property is not located within the Williamson Act.

PLANTINGS

Planted to Kerman/Peters variety on Atlantica rootstock. Planted in the 1970's. All replants have been on UCB-1 rootstock

SOILS

See soils map included.

BUILDINGS/STRUCTURES

None.

WATER

Property is irrigated by a single line fan jet system pressurized by the Madera Water District. This parcel is subordinate to the Madera Irrigation District, which means when water is available in M.I.D. the property is allowed to purchase water. An additional source of surface water on the east side of the water district (called Madera Lake Project) is currently being worked on with an anticipated completion date of 2025. It will provide water to subordinate parcels when additional water is available for sale. It consists of a pipeline and pump system to move surface water from Madera Lake (M.I.D.) to Madera Water District. The district has received grant money to help fund the project.

For more information: Madera Water District Groundwater Sustainability Agency Carl Johnson, President ; John Gies, Madera Water District Manager 559-674-4944

PRICE/TERMS

\$556,000 cash at the close of escrow. 2025 Cultural cost reimbursement is negotiable.

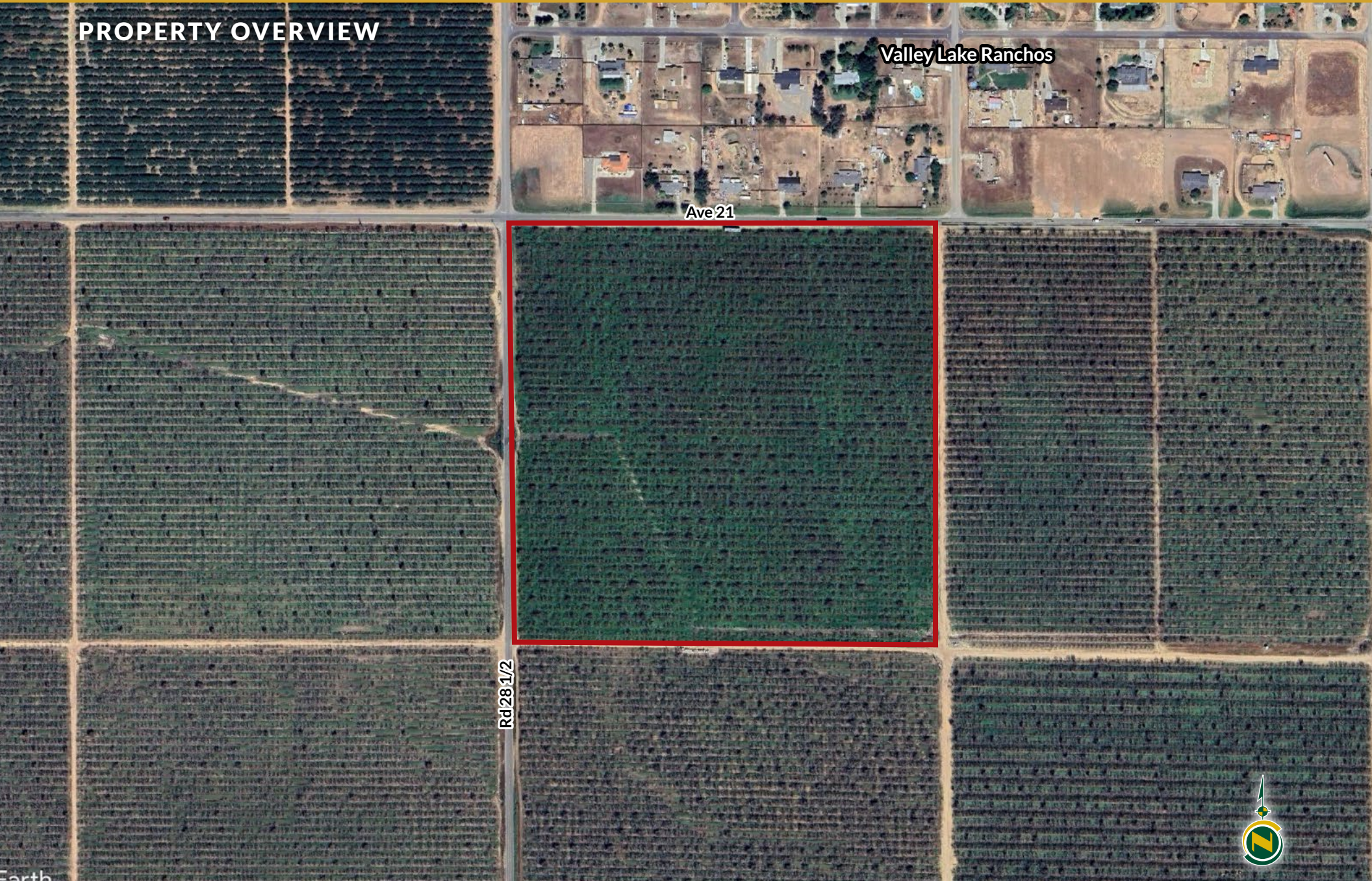


AVE 21 MADERA PISTACHIOS

39.71± Acres
Madera County, CA



PROPERTY OVERVIEW

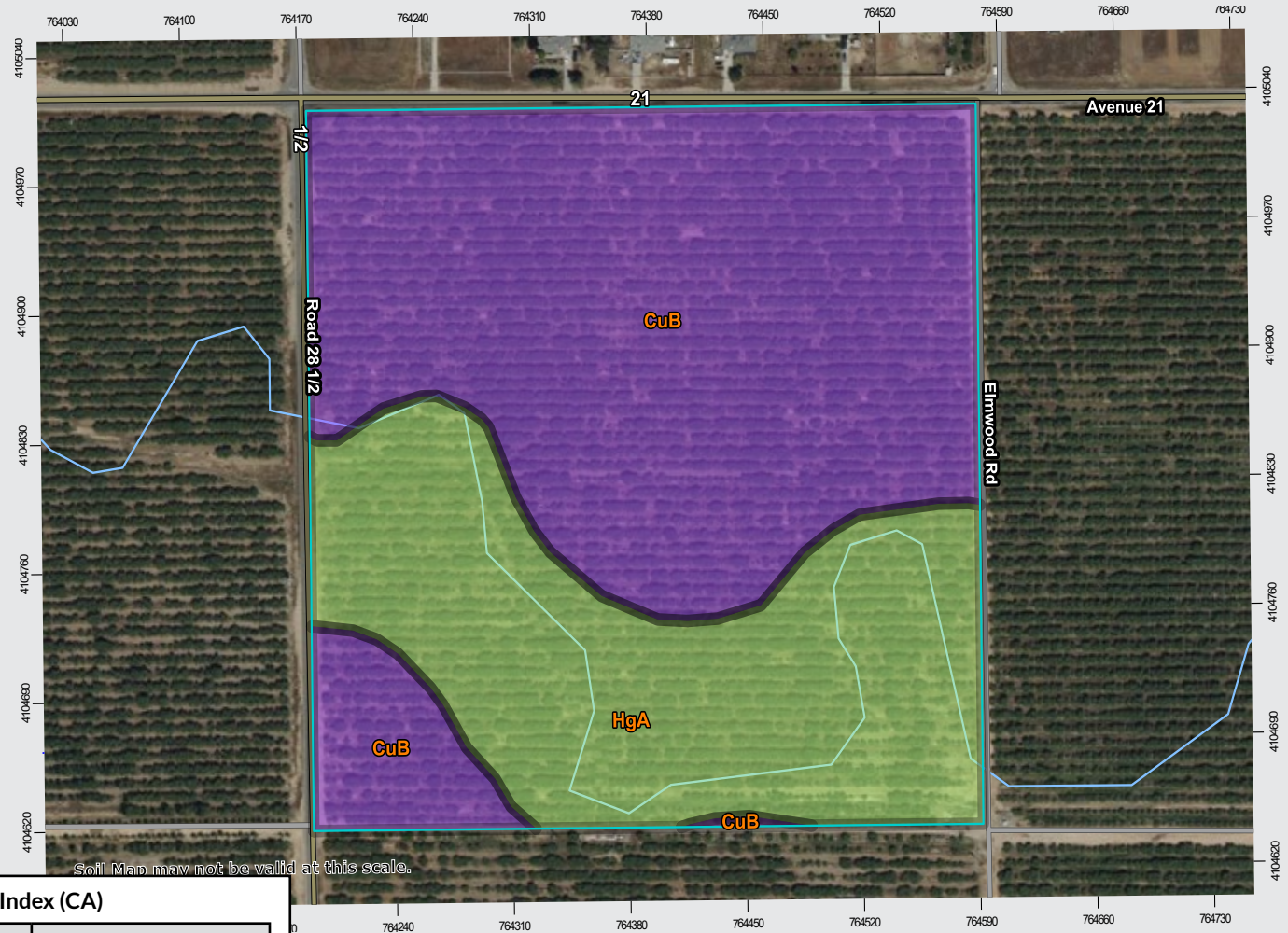


AVE 21 MADERA PISTACHIOS

39.71± Acres
Madera County, CA



SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
CuB	Cometa sandy loams, 3-8% slopes	Grade 3 - Fair
HgA	Hanford sandy loam, moderately deep and deep over hardpan, 0-3% slopes	Grade 2 - Good

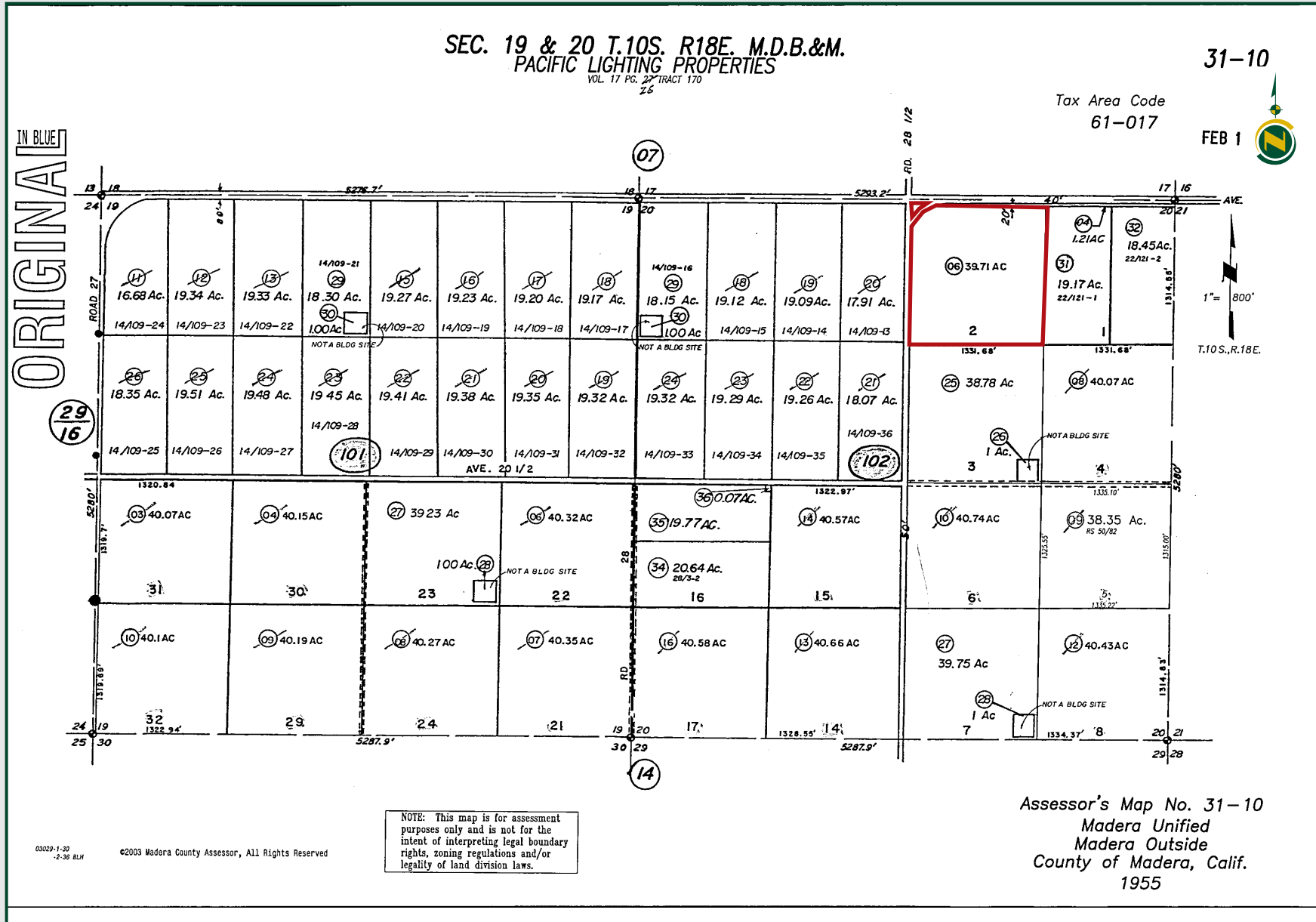


AVE 21 MADERA PISTACHIOS

39.71± Acres
Madera County, CA



PARCEL MAP



AVE 21 MADERA PISTACHIOS

39.71± Acres
Madera County, CA



PROPERTY PHOTOS



AVE 21 MADERA PISTACHIOS

39.71± Acres
Madera County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791 **Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**